



## Island County Planning and Community Development

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## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Rezone Four Parcels from Oak Harbor – Residential to Oak Harbor – Highway Service Commercial, 2022 Docket Item
2. Name of applicant: Island County Planning and Community Development
3. Address and phone number of applicant and contact person:  
Island County Planning and Community Development  
1 NE 6th Street Coupeville, WA 98239  
(360) 678-7802  
  
Jonathan Lange, AICP, Assistant Director  
(360) 678-7821  
[j.lange@islandcountywa.gov](mailto:j.lange@islandcountywa.gov)
4. Date checklist prepared: July 12, 2022
5. Agency requesting checklist: Island County, Washington
6. Proposed timing or schedule (including phasing, if applicable): Project approval before December 31, 2022.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No.
10. List any government approvals or permits that will be needed for your proposal, if known. Board of Island County Commissioners (legislative) approval of ordinance.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) Island County Planning & Community Development (PCD) seeks to change the zoning of an area within the Oak Harbor Urban Growth Area with no change to Comprehensive Plan designation. As part of the 2022 Docket, Island County Planning is proposing to change the zoning of four parcels from Oak Harbor – Residential (OH-R) to Oak Harbor – Highway Service Commercial (OH-HSC). One of the four parcels is currently split zoned as OH-R and OH-HSC.



12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

971 Ault Field Road and Parcels immediately behind 979 Ault Field Road, Parcel Nos. R13327-502-2990, R13327-492-2820, R13327-503-2680, R13327-487-2680, Section 27, Township 33N, Range 1E.

#### Legal Descriptions:

R13327-502-2990

IN NW NE: E100' OF FOLL DESC BG NWCR NWNE E220' TPB E196 S208' TO NWCR L38 PINE TERR N89\*W196' N TPB EX PT LY WLY OF FOLL DESC LN: BG NW CR NWNE S89\*E316.76' TPB S1\*E519.34' TP NLN L36 PINE TERR TERM OF LN TGW: BG NE CR L36 PINE TERR N89\*W150' (Southernmost 310± feet of this parcel).

R13327-492-2820

IN NW NE: BG NWCR NWNE S208 TPB E416' S312' W416' N312' TPB EX: W70' ALSO EX: BG N 1/4 CR SEC 27 S0\*E208' S89\*E 183' TPB S0\*E36' S89\*E15' N0\*W36' N89\*W15' TPB ALSO EX: PT LY ELY OF FOLL DESC LN: BG NWCR NWNE S89\*E316.76' TPB SD LN S1\*E519.34' TP N

R13327-503-2680

46 - BG NW CR NW NE S208' TPB E70' S100' W70' N100' TPB

R13327-487-2680

36 - BG @ NW CR NW NE S308' TPB E70' S212' W70' N212' TPB

Maps attached. Map A Project Site. Map B Existing. Map C Proposed.

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? 40%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**Soils:** 3019

**Soil Type:** Everett-Alderwood complex, 0 to 40 percent slopes

**Drainage Class:** Moderately well drained

**Farm Class:** Not prime farmland

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [No](#).
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [None](#).
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [Only a rezone is proposed](#).
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [No restriction on lot coverage for OH-R or OH-HSC zones, only a rezone is currently proposed](#).
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [None proposed](#).

## 2. [Air](#) [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [Only a rezone is proposed](#).
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [Located near Naval Air Station Whidbey Island, Ault Field, possible emissions from jets at airfield, should not affect a rezone from residential to commercial](#).
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [None](#).

## 3. [Water](#) [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [No](#).
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [No](#).



- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [None](#).
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [No](#).
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [No](#), [FIRM Panel 53029C0110F](#).
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [No](#).

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [No](#).
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [None](#).

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [None](#).
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [No](#).
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [No](#).

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [None](#).

#### 4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture

- \_\_\_\_\_ crop or grain
- \_\_\_\_\_ Orchards, vineyards or other permanent crops.
- \_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- \_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_\_\_ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [None](#).
- c. List threatened and endangered species known to be on or near the site. [None](#).
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [None](#).
- e. List all noxious weeds and invasive species known to be on or near the site. [None](#).

## 5. *Animals* [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

[Redtail hawks](#), [songbirds](#), [crows](#), [blacktail deer](#).

- b. List any threatened and endangered species known to be on or near the site. [None](#).
- c. Is the site part of a migration route? If so, explain. [The project site is in the Pacific Flyway](#).
- d. Proposed measures to preserve or enhance wildlife, if any: [None](#).
- e. List any invasive animal species known to be on or near the site. [None](#).

## 6. *Energy and Natural Resources* [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [None](#).
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [No](#).
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [None](#).



## 7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [None](#).
- 1) Describe any known or possible contamination at the site from present or past uses. [None](#).
  - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [None](#).
  - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [None](#).
  - 4) Describe special emergency services that might be required. [None](#).
  - 5) Proposed measures to reduce or control environmental health hazards, if any: [None](#).

### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [AICUZ Noise Zone 70-75 dB, traffic on Ault Field Road, noise from other commercial businesses in the area](#).
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [Development of commercial uses may cause construction noise, operation of commercial uses may cause noise](#).
- 3) Proposed measures to reduce or control noise impacts, if any: [Hours of operation and noise levels of commercial uses will be limited in be individual permitting process](#).

## 8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [Adjacent properties are both commercial and residential. As this is an expansion of a current commercial area, no new impacts are anticipated to the area residences](#).
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [No](#).

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [No working farms or forest lands are in the vicinity of the rezone.](#)
- c. Describe any structures on the site. [Texaco Food Mart and Gas Station at 971 Ault Field Road.](#)
- d. Will any structures be demolished? If so, what? [No.](#)
- e. What is the current zoning classification of the site? [Oak Harbor – Residential, one split zoned parcel of Oak Harbor – Residential and Oak Harbor Highway Service Commercial.](#)
- f. What is the current comprehensive plan designation of the site? [Unincorporated Municipal Urban Growth Area.](#)
- g. If applicable, what is the current shoreline master program designation of the site? [N/A.](#)
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [No.](#)
- i. Approximately how many people would reside or work in the completed project? [Under 100 employees.](#)
- j. Approximately how many people would the completed project displace? [None.](#)
- k. Proposed measures to avoid or reduce displacement impacts, if any: [N/A.](#)
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [Commercial uses are preferred in the area due to AICUZ Noise Zone and Accident Potential Zone for Ault Field.](#)
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [None.](#)

## **9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [None.](#)
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [None.](#)
- c. Proposed measures to reduce or control housing impacts, if any: [None.](#)



## 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [None proposed.](#)
- b. What views in the immediate vicinity would be altered or obstructed? [None.](#)
- b. Proposed measures to reduce or control aesthetic impacts, if any: [Individual permitted commercial uses would be looked at on a case-by-case basis.](#)

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [None.](#)
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [No.](#)
- c. What existing off-site sources of light or glare may affect your proposal? [None.](#)
- c. d. Proposed measures to reduce or control light and glare impacts, if any: [Individual permitted commercial uses would be looked at on a case-by-case basis.](#)

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [Clover Valley Park – Off leash dog park and baseball fields, .5 miles east of site.](#)
- b. Would the proposed project displace any existing recreational uses? If so, describe. [No.](#)
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [None.](#)

## 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [Historic Concrete Box, Waterline Pipe, Valve, circa 1943, 60x84 inches, potentially eligible, on north side of Ault Field Road across from site.](#)
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [See answer to 13a.](#)
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [GIS Data.](#)

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [Future development will include the Island County Inadvertent Discovery Plan. If development is within buffer of an Archaeological or Historical Discovery, an Archaeological Report shall be prepared. Tribes are also consulted on Land Use Decisions.](#)

## 14. *Transportation* [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. [Show on site plans, if any. Ault Field Road is accessed by State Route 20, Goldie Road, Oak Harbor Road, Langley Boulevard, and Heller Road.](#)
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [Island Transit's Oak Harbor City Shuttle bus stop is 370± feet from the site.](#)
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [Future proposed commercial uses would require parking spaces, the project would not eliminate any parking spaces. Individual permitted commercial uses would be looked at on a case-by-case basis.](#)
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [Individual permitted commercial uses would be looked at on a case-by-case basis.](#)
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [The project site is in the immediate vicinity of Naval Air Station Whidbey Island Ault Field.](#)
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [Unknown, individual permitted commercial uses would be looked at on a case-by-case basis.](#)
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [No.](#)
- h. Proposed measures to reduce or control transportation impacts, if any: [Traffic Concurrency Permits and Commercial Access Permits will be required for permitted commercial uses.](#)



## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No.
- b. Proposed measures to reduce or control direct impacts on public services, if any. None.

## 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Septic system would be required for future proposed individual commercial businesses.

## C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Jonathan Lange

Name of signee: Jonathan Lange

Position and Agency/Organization: Assistant Director, Planning and Community Development Services

Date Submitted: July 12, 2022

## D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?  
New commercial businesses have the potential to increase these environmental stressors. The allowed uses in Oak Harbor – Highway Service Commercial are: Government Services, Automobile Sales and Services, Boat Sales and Repair, Drive-in

banks, Real estate sales and governmental services, Restaurants, Self-storage warehouse, and Major utilities and essential public services. Each permitted use would have conditions or mitigations attached to lessen or eliminate impacts.

Proposed measures to avoid or reduce such increases are: Individual proposed uses would be looked at on a case by case basis, but in general could require such conditions as: using best management practices with run-off during construction and storm water management, hours of operation limitations to mitigate noise production, biological site assessments if an impact to a critical area is proposed, solid waste management plans, and proper permitting for any possible air pollution would be used to reduce or avoid increases in environmental impacts in new commercial businesses.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? [Not likely.](#)

Proposed measures to protect or conserve plants, animals, fish, or marine life are: [If a proposed use is likely to cause an impact on plants, animals, fish, or marine life, a Biological Site Assessment with mitigations will be provided by the applicant.](#)

3. How would the proposal be likely to deplete energy or natural resources? [Not likely.](#)

Proposed measures to protect or conserve energy and natural resources are: [Proposed uses will meet all local, state, and federal regulations regarding energy and natural resources.](#)

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? [Not likely, no such areas are on site.](#)

Proposed measures to protect such resources or to avoid or reduce impacts are: [If such areas are identified in the vicinity of a proposed use, mitigation measures will be identified and implemented as conditions of use.](#)

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? [This proposal would not affect shoreline use, as it is over a mile outside of shoreline jurisdiction. Land use will also not be affected, the proposal would not allow or encourage land uses incompatible with existing plans. The current and proposed zoning are both designated as Unincorporated Municipal Urban Growth Areas in Island County's Comprehensive Plan.](#)

Proposed measures to avoid or reduce shoreline and land use impacts are: [Land Use permitting will be required for future proposed commercial businesses in the proposed site.](#)



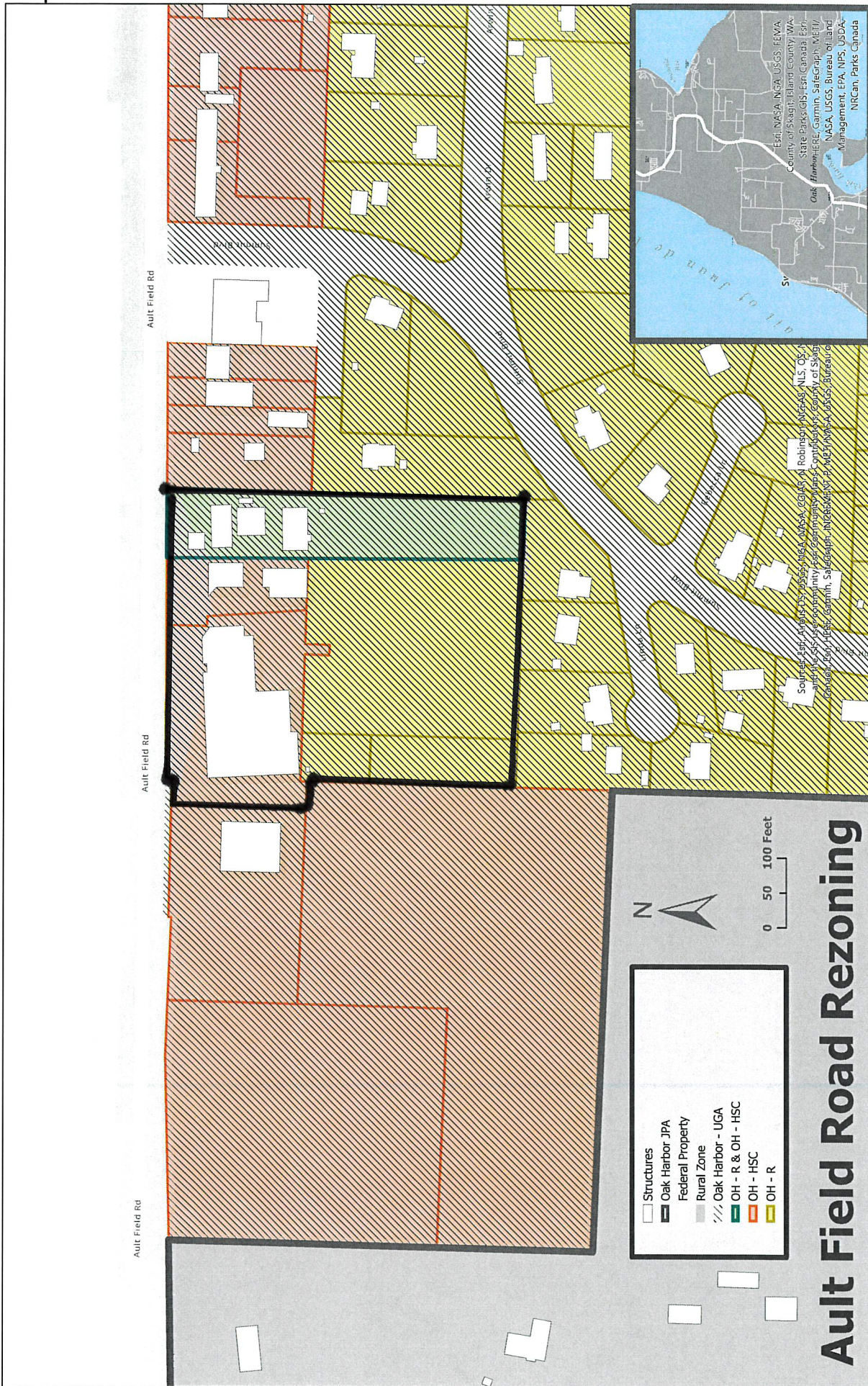
6. How would the proposal be likely to increase demands on transportation or public services and utilities? [Not likely.](#)

Proposed measures to reduce or respond to such demand(s) are: [Individual projects could be routed to Island Transit, North Whidbey Fire and Rescue, the Island County Sheriff's Department, or other affected agencies, if impacts to transportation or public services are likely.](#)

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. [Proposal would not conflict with local, state, or federal laws or requirements for the protection of the environment.](#)



Map A





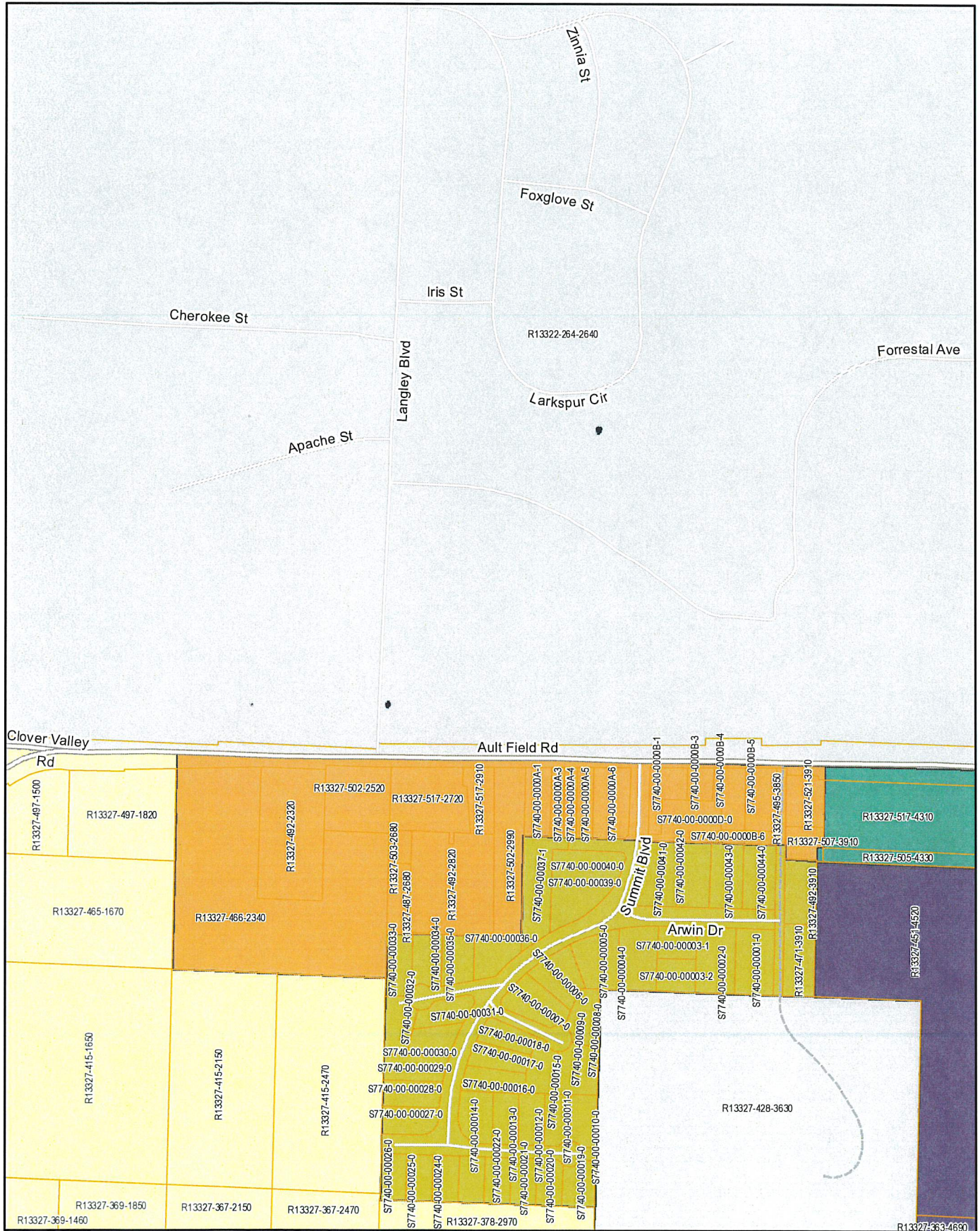


December 13, 2016  
Ordinance C-141-16



This map is intended to be used as a GUIDE. Island County is providing this information as a general geographic representation that should not be used for precise measurements or calculations. Some of the features on this map are not accurately depicted. Any user of this map assumes all responsibility for use and agrees to hold Island County harmless for liability, damages, or loss incurred by use of this information. Some changes to parcel boundaries may have been made since adoption of this map. Specific questions should be directed to Island County's Department of Planning and Community Development.





**Zone Adopted**  
December 13, 2016  
Ordinance C-141-16

0 200 400 600 800 Feet



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